

## Laconia Savings Bank, Concord

### Overview

The former Cumberland Farms gas station on Main Street in Concord became redundant when Cumberland Farms acquired all of the former Exxon gas stations in New Hampshire. Cumberland Farms now owned gas stations directly across the street from each other with a Hess station less than a tenth of a mile away. Cumberland Farms decommissioned its tanks and sold the former station to Laconia Savings Bank, which successfully redeveloped the property into a bank branch.

### At A Glance:

**Site Location:** Main Street, Concord

**Site Profile:** Former Cumberland Farms Gas Station

**DES Reimbursements:** \$151,259

#### Outcomes:

- 1,219.4 tons of contaminated soil removed and properly disposed of.
- Comprehensive site investigation and groundwater monitoring program completed.
- The property was successfully redeveloped into a bank branch.

### History

The former Cumberland Farms gas station has been used for retail sale of gasoline since at least 1947. Cumberland Farms became the owner in 1986 when they purchased the station from Chevron USA. The property was sold to Laconia Savings Bank and was redeveloped into a branch office.

### Environmental Assessment and Cleanup

A total of 12 gasoline, diesel, waste oil and heating oil tanks were present over time at this facility. Tanks were removed in 1992, 2006 and 2008 from the property. The 750-gallon waste oil UST and 1,000-gallon fuel oil UST were removed from the site on July 29, 1992. Limited contamination was discovered and the release was quickly closed. On November 19, 2002, there was a report of vapors in the on-site building. Emergency response efforts consisted of the repair of leaky tank top components and sealing of all electrical conduits leading from the tank top manifold sumps to the interior of the building. This significantly improved the indoor air problems.



*Picture of 2006 tank removal project.*



On April 16, 2003, ECSMarin submitted a report documenting that higher concentrations of benzene, toluene, ethylbenzene, xylenes and methyl tertiary-butyl ether (MTBE) were detected in the two air interior samples, as compared to a sample collected outside. DES requested that Cumberland Farms complete and initial site characterization (ISC) in response to the indoor air problem. On November 14, 2003, ECSMarin submitted the requested ISC documenting indoor air quality monitoring, soil boring, monitoring well installation, and groundwater sampling activities conducted at the site. The June 2003 indoor air quality results for MtBE were significantly better than the March results.



Groundwater samples collected from all site monitoring wells during ISC activities exceeded state standards for MTBE and multiple wells exceeded standards for benzene, toluene, ethylbenzene, xylenes and/or naphthalene. Based on the groundwater contamination, DES requested a comprehensive investigation of the site. After a series of delays prompted by a problem in obtaining access to the adjacent property, a site investigation report was submitted in June 2006. This report recommended soil excavation as the presumptive remedy for the site. Around this time, the decision was made to discontinue operating this facility and the tanks were put into temporary closure on August 11, 2006. By October 2006, four 8,000 gallon gasoline tanks were excavated and removed from the site. During the tank removal, 288 tons of contaminated soil was excavated from the site from the vicinity of the tank grave. Coordination of the soil excavation with the tank closure saved the Oil Discharge and Disposal Cleanup Fund (ODD Fund) significant amounts of money for mobilization and equipment rental. Groundwater monitoring continued during this time period to evaluate the effectiveness of the soil removal.

In 2008 Cumberland Farms approached DES about coordinating a soil excavation project with the proposed site redevelopment. DES agreed and approved a budget for contaminated soil delineation. The soil delineation report was submitted on November 3, 2008 and after an expedited review of the report DES approved a soil excavation work scope and budget on November 18, 2008. During the soil excavation project three underground storage tanks were found under and around Court Street. One of the tanks was removed and the two tanks that were directly under the street were closed in place. Closing the two tanks in place prevented a future collapse in a portion of Court Street when the tanks eventually lose structural integrity. A report documenting the removal of 931 tons of contaminated soil was submitted February 3, 2009. The bank building construction project started in the spring and by the summer of 2009 replacement groundwater monitoring wells were installed at the completed project. The property itself is now clean; however, a limited groundwater monitoring program continues because it was not possible to remove contamination under Main Street and the sidewalk. The groundwater monitoring ensures that the city of Concord and NHDOT are aware of potential construction issues, if Main Street utilities or road repairs are made.



## Redevelopment Project Success

In many states there is a significant problem with gas stations that are shuttered but not redeveloped. Major oil companies look at the bottom line economics of redeveloping their closed gas stations and base their decision on that economic reality. In New Hampshire's case, the ODD Fund reimburses for the cleanup costs and the decision to proceed with a redevelopment project such as this one is straight forward. Cumberland Farms decided that it was in its economic best interest to redevelop the gas station, and Concord's Main Street benefited from an attractive new business replacing a shuttered gas station.

Demolition of the former gas station was coordinated with the contaminated soil removal project. This made the soil excavation project more efficient and ensured that the development project could proceed without concerns about encountering soil contamination. As typically happens during redevelopment of old gas station sites, there were surprises. As mentioned, three previously unknown underground storage tanks were found partially under Court Street. The role the ODD Fund played in paying for and addressing uncertainties, such as the cost impact of unknown older tank installations and new areas of contamination, reduced concerns about environmental cleanup cost estimation and was important for redeveloping this old gas station site.



*Picture of the finished redevelopment project.*